



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 7, 2010
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Vice-Chairperson Parks called the regular meeting to order at 6:05 p.m.

Commissioners	Present	2010 Regular Meetings Held	2010 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	1	1	8	7
Johnny Bond	Yes	1	1	8	7
Helen Chavarria	Yes	1	1	8	8
Scott Hickle**	Yes	1	1	8	1
G. H. Jones	Yes	1	1	8	7
Chuck Konderla**	Yes	1	1	8	1
Prentiss Madison*	No	1	0	8	1
Don Maxwell	Yes	1	1	8	7
Michael Parks	Yes	1	1	8	6

*Appointed in November 2009

**Appointed in January 2010

Staff members present: Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Project Planner; Ms. Michelle Audenaert, Economic Development Planner; Ms. Nikki Norton, Graduate Civil Engineer; Ms. Meredith Wilganowski, Assistant City Attorney; and Ms. Nikki Martin, Staff Assistant.

2. ELECTION OF OFFICERS.

Commissioner Jones moved to re-elect Commissioner Maxwell as the Parliamentarian of the Bryan Planning and Zoning Commission. Commissioner Beckendorf seconded the motion and the motion passed with a unanimous vote.

Commissioner Maxwell moved to elect Commissioner Bond as the Vice-Chairperson of the Bryan Planning and Zoning Commission. Commissioner Jones seconded the motion and the motion passed with a unanimous vote.

Commissioner Jones moved to elect Commissioner Beckendorf as the Chairperson of the Bryan Planning and Zoning Commission. Commissioner Hickle seconded the motion.

Commissioner Maxwell moved to elect Commissioner Parks as the Chairperson of the Bryan Planning and Zoning Commission. There was no second to the motion.

The motion to elect Commissioner Beckendorf as the Chairperson of the Bryan Planning and Zoning Commission passed with a unanimous vote.

3. HEAR CITIZENS.

No one came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. CONSENT AGENDA.

- **Approval of minutes from the workshop and regular meeting on December 3, 2009.**
- **Final Plat FP09-17: Bryan Mid-Towne Apartments** **R. Haynes**
A proposed Final Plat of Bryan Mid-Towne Apartments Subdivision, being 8.82 acres of land out of John Austin League, A-2 adjoining the southeast side of Osborn Lane between Prairie Drive and North Earl Rudder Freeway in Bryan, Brazos County, Texas.

Commissioner Maxwell moved to approve the Consent Agenda. Commissioner Chavarria seconded the motion.

Chairperson Beckendorf asked if there was any discussion.

The motion passed with a unanimous vote.

6. Conditional Use Permit CU09-14: Adam and Kim Saenz

J. Fulgham

A request for approval of a Conditional Use Permit to allow single-family residential use on property in a Commercial (C-3) zoning district, specifically on property at 2554 East Villa Maria Road, being 0.647 acres of land out of John Austin League, A-2 adjoining the west side of East Villa Maria Road between Red River Drive and Nash Street in Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Planning Administrator, presented a staff report (on file in the Development Services Department). Staff recommends approval of the request finding the residence is appropriate for this area based on existing land use patterns.

The public hearing was opened.

No one came forward

The public hearing was closed.

Commissioner Maxwell moved to approve Conditional Use Permit CU09-14. Commissioner Jones seconded the motion.

Chairperson Beckendorf asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

7. Rezoning RZ09-19: Karen K. Hall

R. Haynes

A request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1) on property at 4100 East 29th Street, being Lot 7 in Block 12 of Tanglewood Addition and located at the intersection of East 29th Street and Carter Creek Parkway in Bryan, Brazos County, Texas.

Mr. Randy Haynes, Project Planner, presented a staff report (on file in the Development Services Department). Staff recommends approval of the request based on the following finding:

- **Staff acknowledges the concern that the subject property abuts an established residential neighborhood. However, because office buildings tend to generate less traffic than retail establishments, have little loading/unloading of products, and require limited identification by signs, staff believes that office uses on the subject property are appropriate in this particular environment.**

Responding to a question from Commissioner Maxwell, Mr. Haynes stated that there will be access to the property off 29th Street.

Responding to a question from Commissioner Hickle, Mr. Haynes stated that a hair salon (which was the previous use) is permitted in a residential zoning district by conditional use permit. The new use of the property will be an office which is not permitted by conditional use in a residential zoning district.

The public hearing was opened.

No one came forward

The public hearing was closed.

Commissioner Chavarria moved to approve Rezoning RZ09-19. Commissioner Jones seconded the motion.

Chairperson Beckendorf asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

8. ADJOURN

Without objection, Chairperson Clark adjourned the meeting at 6:20 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 21st day of **January, 2010**.

Martin Zimmermann, Planning Administrator
and Secretary to the Planning and Zoning
Commission

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas